

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **March 7, 2005**

### **Members Present-**

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Skip Lukert-Building Official, Terry Neal-Attorney, Becky Howard-Deputy Clerk, Barry Ginn-Ginn Engineering, Michael Springstead-Springstead Engineering, Raleigh Shrewsbury-Environmental Health, and Alysia Akins-Secretary.

The meeting convened at 2:07 P.M.

### **Approval of Minutes-**

Mr. Helms made a motion to approve the minutes from February 28, 2005. Mr. Springstead seconded the motion and the motion carried.

### **OLD BUSINESS-**

None

### **NEW BUSINESS-**

#### **VOS: Cherry Vale Villas – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 68-lot/4-tract subdivision. Staff and surveyor comments are to be addressed.

Mr. Helms moved to approve the final plat, subject to all comments being addressed. Mr. Springstead seconded the motion and the motion carried.

#### **VOS: Unit 101 – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 191-lot/13-tract subdivision. Staff and surveyor comments are to be addressed.

Mr. Helms moved to approve the final plat, subject to all comments being addressed. Mr. Springstead seconded the motion and the motion carried.

### **Proposed Lighting Code Modifications**

Ron Grant, Grant and Dzuro, was present to participate in this discussion. Mr. Grant submitted copies of his comments regarding this subject. Street lighting requirements within residential developments were discussed. Mr. Ginn stated he felt the County shouldn't require residential

subdivisions to be lit, but if the individual homeowners chose to, they could request private light poles from their electric company. The cost and maintenance of private lighting could be the responsibility of a Homeowner's Association or Community Development District or of a private homeowner. Security lighting for pedestrian traffic was discussed. Sidewalk requirements are based on density.

Lighting concerns in commercial zonings were discussed regarding safety purposes. Glare minimization was discussed. Allowing the developer to choose lighting options was discussed. Lighting requirements in commercial or industrial zonings for employee access after dark were discussed. The lighting requirements for commercial zonings adjacent to residential zonings were discussed. Photometric plan requirements and spillage prevention were discussed, along with lighting fixture details. Ambient lighting from adjoining properties was discussed. Quantitative measures will not be utilized as part of the lighting requirements. Location, building height, fixture types and details will all be considered for lighting requirements in commercial and industrial zonings. The goal will be to provide lighting but limit glare and spillage. Lighting fixtures providing area lighting shall be "designed" to "minimize" glare. Illumination levels at property lines adjacent to residential zonings or adjacent to agricultural zonings with existing residences within 100' shall be 0.5 foot-candles above background. All comments will be considered and addressed on a revised lighting regulation and requirement proposal.

Mrs. Howard excused herself at 2:47 PM during the above discussion.

#### **Proposed Dumpster and Enclosure Code Modifications**

Ron Grant, Grant and Dzuro, was present to participate in this discussion. Mr. Ginn submitted copies of a dumpster detail. The required approach pad was discussed. Curb and/or bollard requirements were discussed. Handicapped accessibility requirements may have to be met also. This item will be discussed further at the next meeting on March 14, 2005.

The next meeting is scheduled for March 14, 2005.

Meeting adjourned at 3:27 PM.